

WEEK WAS ACTIVE IN REALTY WORLD

Sale of Apartment House for \$125,000 Largest Single Deal.

**Home and Investment
Buying Vie for Supremacy.**

Another good week has been added to the record of activity in real estate. Sales for the week just closed have been many. The trading has included all sorts of deals. The buying of homes and building lots in the suburbs has continued actively, while a number of large investment transactions also are numbered in the list.

The largest sale of the week was that reported by T. H. Pickford, in the transfer of the Montgomery apartment house at North Capitol and M streets, for \$125,000. Another apartment house also was sold by Charles E. Banes at a lower figure.

The James J. Lampton Company reported several large sales. These include the sale of the three-story twelve-room dwelling 1740 P street northwest, to Professor Randolph for \$12,500. Mr. Lampton acted with David Rust in this transaction. He also has sold in connection with Willig, Gibbs & Daniel and Boss & Phelps two houses at 903 and 906 F street northeast for \$5,500 each.

Names of Purchasers.

The first was purchased by W. F. Burts and the second by William F. Adams. Robert Herover purchased from the James J. Lampton Company the southwest corner of Nineteenth and F streets northwest for \$5,500. This is a lot 40 by 90 feet. Mr. Herover also purchased the three-story dwelling 1100 Fourth street northwest for \$7,500.

Building operations continue to increase. According to the monthly report 339 building permits involving an expenditure in the District of \$1,022,458, were issued by the building inspector's office in April. The permits include the following: Ninety brick dwellings, \$34,176; 124 frame dwellings, \$305,550; seven apartment houses, \$196,500; two stores and dwellings, \$10,000; and one hospital, \$25,000.

For building purposes, Charles W. King has purchased through Stone & Fairfax a lot 50 by 140 feet on the south side of Girard street, between Thirtieth and Fourteenth streets. Mr. King is having the plans prepared and proposes to immediately erect residences on the lot in keeping with the improvements in that section of Columbia Heights.

Starts Building Operation.

Joseph M. Carnody has started the erection of eight three-story and cellar houses at the southeast corner of Fourteenth street and Columbia road. These houses will cost \$40,000, and each will contain ten rooms and bath. Each will have a frontage of eighteen feet, and a depth of 125 feet. George S. Cooper, architect, has prepared the plans for these houses, and Stone & Fairfax, through whom Mr. Carnody purchased the land, will offer them for sale after completion.

John M. Henderson, the builder, has had plans made for eight three-story brick residences to be located on V street and Kalorama avenue, Washington Heights. Ground was purchased through Thomas J. Fisher and Co., Inc. Three of the houses are to be built on the south side of V street, three on the north side between Eighteenth and Nineteenth streets, and two on the north side of Kalorama avenue between Eighteenth and Nineteenth.

It has been announced that Charles G. Lynch is to erect thirty houses in Third street and Marlboro place northwest, at a total cost of \$90,000. Plans have been drawn by Melville D. Henry.

Judging by the satisfactory conditions both in real estate and building operations, dealers are satisfied that the public believes that there are just as many good opportunities now in these fields or investment as in the earlier days.

Some of the transactions reported during the week follow:
Stone & Fairfax:
For Harry Wardman, the six-room dwelling 375 Fourteenth street northwest, for \$5,000, making the last in the row to be sold.

For E. P. Slander, the two-story dwelling 216 E street northeast.

For Charles W. King, Jr., the three-story dwelling 1454 Newton street, for \$6,000.

For Warren Foster, the two-story dwelling 1431 G street northeast, and for James Burke, the three-story dwelling 323 Fourth street northeast, for \$7,500 for both.

Stone & Fairfax also report that during the winter and spring months they have made twenty-seven other sales of residence property, aggregating in value \$314,250, indicating the strong demand for this class of realty. They follow:

For Clarence F. Brandenburg, the three-story light brick and stone front, 201 S street northwest, \$22,000.

For the Robertson estate, the four-story red brick and stone front, 1629 Nineteenth street northwest, \$25,000.

For Charles Q. Rice, the three-story light brick and stone front, 2300 R street northwest, \$17,000.

For William Jesse, the three-story red brick corner, 1234 Roanoke street, Columbia Heights, \$15,500.

For H. S. Turner, the three-story red brick, 2188 Florida avenue northwest, \$15,000.

For Charles W. King, Jr., the three-story colonial brick, 335 Sixteenth street northwest, \$12,500.

For James Robbins, the three-story red brick, 1416 N street northwest, \$12,000.

For John H. Nolan, the three-story Roman brick, 1711 Eighteenth street northwest, \$12,500.

For William K. Pearce, the four-story white stone front, 1245 Euclid street, Columbia Heights, \$12,500.

For James M. Hoge, the three-story light brick, 1809 Minwood place northwest, \$11,000.

For William H. Walker, the three-story Roman brick, 1718 Twenty-first street northwest, \$10,500.

For the Benjamin estate, the four-story white stone front, 1343 Euclid street northwest, \$12,500.

For H. K. Taylor, the three-story stone and brick, 1734 Q street northwest, \$12,000.

For R. M. Philes, the three-story Roman brick, corner 1700 Lamont street northwest, \$10,500.

For Fred M. Fulton, the three-story brick and stone front, corner Cotton avenue and W street, \$12,000.

For A. L. Lewis, the three-story brick, 1321 Belmont street, \$10,000.

For J. B. Shick, the three-story red brick, 1719 Riggs street northwest, \$9,000.

For James W. French, the three-story light brick, 352 Thirtieth street northwest, \$9,000.

For David F. Weaver, the two-story

GUTHRIE HALL CHANGES HANDS



Handsome Country Place in Virginia Purchased by Mrs. J. C. Jutte, of Western Pennsylvania.

LANGDON LODGE TO MOVE SOON

**Commodious Quarters in
Northeast Nearing
Completion.**

The commodious quarters now being erected at Twentieth street and Mills and Rhode Island avenues northeast, in the Sherwood subdivision, by Langdon Lodge, No. 28, Independent Order of Odd Fellows, are expected to be ready for occupancy within a week, and when finished will be a notable addition to this suburb.

The building is two stories high, and is equipped with gas, electric lighting facilities, and all modern improvements. The first floor will be rented for business places, affording comfortable quarters for at least two stores.

On the upper floor is the assembly room, banquet and dance hall, committee rooms for both the main lodge and the Ladies' Auxiliary, and offices for the officials of both organizations. These rooms and offices will be fitted up in the most up-to-date fashion.

The enterprise shown by this lodge in keeping abreast with the times indicates a prosperous condition. Since the organization first purchased the ground on which to erect its new home, the membership has been materially increased. For the past ten days or more the degree team has worked every lodge night, and other new members are constantly coming in.

Preparations are being made for an extensive program for the dedication and housewarming, which will take place within the next two or three weeks. It is expected that a thousand or more invitations will be sent out to the members of other similar organizations of Washington and Baltimore.

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NOTES ON REALTY AS GOOD AS CASH

**Stability of District Property
Makes Money Easily
Obtainable.**

"We are able to attract the attention of moneyed men and banks because of the peculiar real estate conditions existing here," said W. R. Wilcox, of Wilcox, Hane & Co. "We have the best possible conditions for the man who wants to lend money on real estate. Notes given on real estate here are negotiable and as easily handled as money; no personal tax is charged on the notes; the records are not disturbed after the notes are given, and title to the property is taken immediately by the mortgage, and not after six months or a year, as is the case in most States.

"These conditions do not obtain anywhere else, and it can readily be seen why it is better to lend on District property instead of anywhere else. We have emphasized these conditions and reasons to lenders, and therefore our business has been affected less than that of other firms here and in other cities."

Mr. Wilcox started to learn the real estate business under Brainard H. Warner thirty years ago. After a few years he branched out into business for himself, and later took in Mr. Westcott. Twelve years ago Mr. Hane became identified with the firm as a clerk. His knowledge of the real estate and insurance business so favorably impressed the firm that he was made a member of the Incorporated body.

and attic detached residence in Cleveland street, \$5,500.

For L. L. White, the three-story light brick residence, 1115 New Hampshire avenue northwest, \$8,500.

For John M. Henderson, the three-story light brick, 1758 T street northwest, \$7,500.

For J. W. Williams, the three-story Roman brick, 222 University place northwest, \$7,500.

For James Earle, the three-story red brick, 149 New Hampshire avenue northwest, \$7,500.

For Levi David, trustee, the three-story white stone front, 1249 Irving street, Columbia Heights, \$8,000.

For William Wright, the two-story Roman brick, 1311 New Hampshire avenue northwest, \$7,500.

For John M. Henderson, the three-story Roman brick, 1760 T street, \$7,500.

For Robert V. Page to Benjamin F. Graham, the ten-room dwelling, 3532 Tenth street northwest.

For Mrs. Mary C. Held, the nine-room dwelling, 282 Thirtieth street northwest, to Henry S. Irwin.

Shannon & Luchs.

To A. L. Puckman, the Colonial residence at the corner of Park road and Warder street northwest, for \$5,500.

For Harry Wardman to Oliver Terry, the six-room dwelling, at North Capitol and Channing streets, northwest, for \$4,500.

To Mrs. Lucy F. Drennen, the two-

ACTIVE HOLLYWOOD SALES ARE EXPECTED TODAY

Hollywood lots to the number of 125 were sold at the opening of that subdivision last Sunday. It is expected by Grover & Layman, that a large number of people will visit the new subdivision again tomorrow, and that another large day's sales will result. The prices at which the lots were sold last week range from \$40 to \$100 each, the plots being 25 by 125 feet.

Located on the Baltimore boulevard, and with the City and Suburban Electric line running directly through the property Hollywood is expected to become one of the most popular suburban subdivisions about Washington. There are already many new houses in and about the place and the operators of the property have arranged special lumber prices for the benefit of those who desire to build, and wood for fuel is said to be at a low figure.

There is an abundance of pure spring water and shade trees. The elevation of the property is said to be 150 feet above tide-water. Another advantage for residents is the presence of good school facilities. Fifteen-minute service is afforded by the Laurel electric cars.

MAJOR MORROW REJECTS VOLTA PLACE EXTENSION

Commissioner Morrow yesterday recommended that there be forwarded to Congress an unfavorable report on the bill providing for the extension of Volta place, from Thirty-fifth street to the Foxall road, concerning which there was a recent hearing before the Commissioners. Major Morrow says that the extension is impracticable, and of doubtful utility. He adds that it is believed that the property to the west of Forty-second street will have all reasonable access to the city by way of Prospect street, and that the street is involved in accordance with the highway extension plan.

The authorities of Georgetown University and the Sisters of the Visitation objected to the bill at the hearing before the Commissioners. The bill was advocated by a number of residents of the section beyond the college.

Fifty cities are expected to be represented at the meeting, according to Real Estate News, and delegates will probably be sent from the real estate boards of the following cities: Milwaukee, St. Paul, Minneapolis, Boston, Baltimore, Cleveland, Buffalo, Duluth, Cincinnati, Kansas City, St. Louis, San Francisco, Portland, Tacoma, and Seattle. Each city represented is to have one vote in the preliminary organization.

The delegates will assemble at the Y. M. C. auditorium, 153 La Salle street, at 10 a. m., on March 12, and the meeting will be called to order by President Edwin F. Getchell, of the Chicago real estate board. The principal business of this, the first convention, will be the perfecting of the organization, and the discussion of plans for a closer union between the real estate men of the various cities in the United States.

story dwelling, 3323 Fourteenth street northwest, for \$4,750.

For Dr. D. H. Riggs, the two-story dwelling, 1234 Cleveland avenue northwest, to Miss E. B. Barr, and the same sort of dwelling, 225 Cleveland avenue, to Mrs. R. J. Kent.

For Harry Wardman, to J. C. Benzing, the two-story dwelling, 351 Tenth street northwest, for \$4,750.

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COUNTRY HOME SOLD BY WASHINGTON MAN

**House Near Pine Knot
Designed by Stanford
White.**

**Private Electric Plant Feature
of the Valuable
Property.**

Mrs. J. C. Jutte, a wealthy resident of western Pennsylvania, has purchased from John C. Lane, through a Washington real estate dealer, Grant Parish, a notable country place in the Green mountain section of Virginia, known as "Guthrie Hall." The house, which is a remarkable country mansion, is the creation of the late Stanford White. The estate contains 232 acres, of which 230 is in grass and the rest in a timbered park of original forest trees.

Mr. Parish, who makes a specialty of dealing in country estates, returned recently from a visit to "Guthrie Hall," which is near the country house of Mrs. Roosevelt at Pine Knot. Mr. Parish yesterday described the features of the house and estate which he has sold to Mrs. Jutte. He said: "The southern front, which looks out to the mountains, has a Doric porch to the roof, which extends nearly half the width of the house. The northern front faces a broad lawn and the trees of the park. The entrance from this side is through a huge central arch. The material of the exterior is cement and cobblestones. To the west from this side is the portico and colonnade, to the left the servants' offices, reached by a colonnade. The basement is finished with completeness equal to a town house of importance, a billiard room and a fine bowling alley are there. The electric plant cost \$12,000, and represents the highest perfection that Stanford White could procure. The entire mansion is heated with open fire places and in each room a steam radiator. The water system is generous, and there are a dozen toilet and bath rooms scattered over the mansion."

Opening from the south front is the hall, about 75 by 40 feet, with an arched colonnade on the north, as a hallway connecting the two ends of the mansion. The walls, ceiling, cases, and mantels are done in mahogany of beautiful grain and finish, a large fire place, with elaborate electric light clusters are there. Leading through a side door is the private office of the owner, this is also done in mahogany with parquet floor.

Although Washington real estate men concern themselves little with any business but their own, their interest is expected to be enlisted in a national meeting of real estate men this week. A meeting for the purpose of forming a national organization will be held in Chicago, May 12, 13, and 14. Correspondence between the various real estate boards which have been active in pushing the project resulted in the choice of Chicago as the place for holding the first meeting. Plans for the convention are in charge of a committee of the Chicago real estate board, consisting of Edward A. Halsey, chairman; Edward S. Judd, Frank G. Hynes, Charles D. Richards, B. W. Winston and Edwin F. Getchell.

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